



A Package of 10 Single Family  
Homes in St. Louis, MO  
with all Properties Rented.  
Offered at \$380,000.

Do not walk properties or disturb tenants.  
Tenants are not aware of the sale.  
Any attempts to access the properties or disturb  
the occupants will be considered trespassing.



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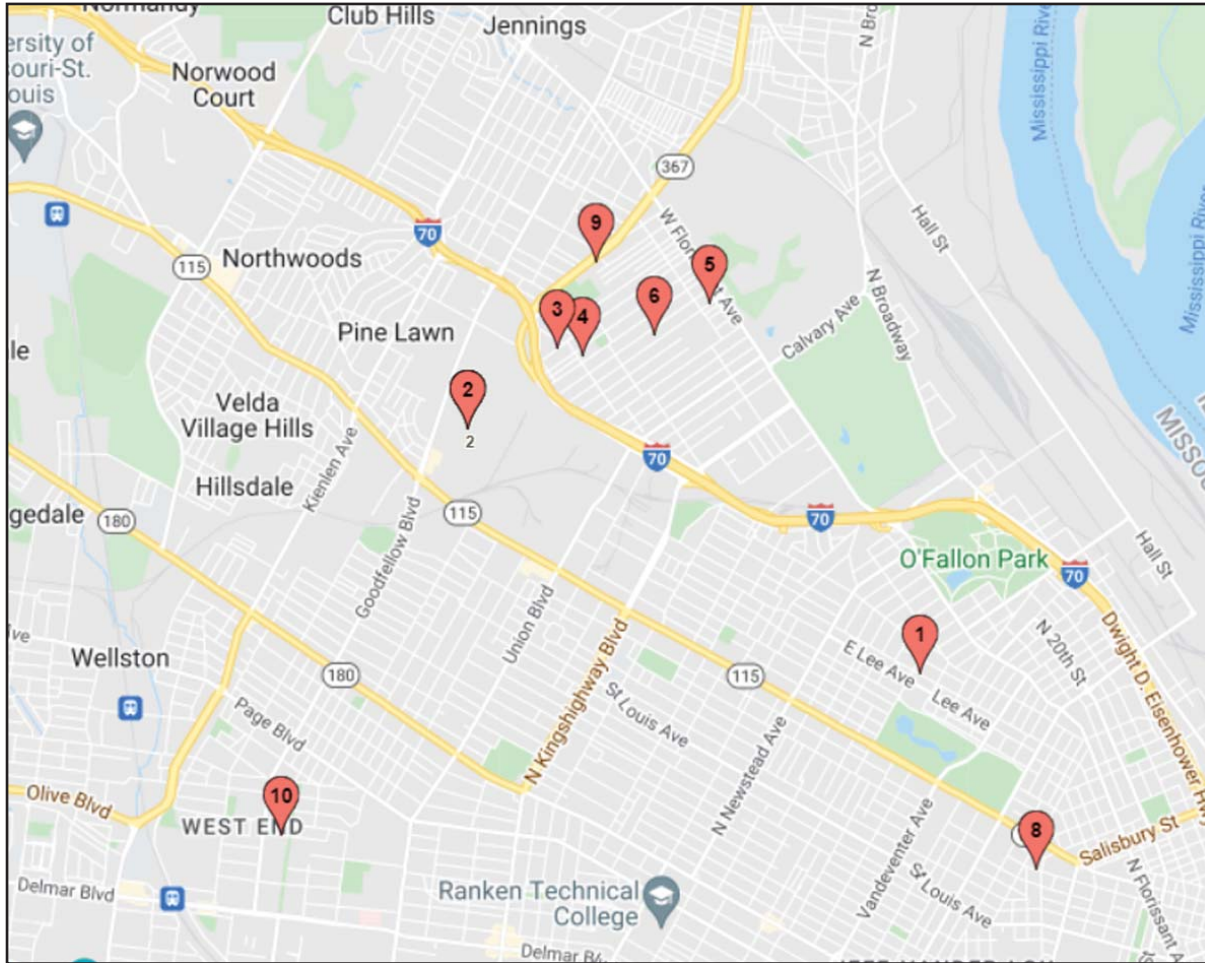
# Portfolio Background

- Priced at \$380,000 with an estimated Cap rate of 14.44%.
- Total gross rents are \$7,720/month which is an average of \$772/month per property.
- Eight of the leases are subsidized by Section 8.
- Sellers are responsible for sewer on all of the properties; and water and trash on eight of the properties.
- There are two 1-bedroom properties, three 2-bedroom properties, two 3-bedroom properties, two 4-bedroom properties, and one 5-bedroom property.

Sales Price	\$380,000
Annual Gross Rent (\$772 avg)	\$92,640
Annual Taxes	-\$1,815
Annual Insurance @ \$375	-\$3,750
Annual Maintenance	-\$9,264
Annual Sewer	-\$8,052
Water / Trash	-\$2,812
Vacancy 5%	-\$4,632
Property Management 8%	-\$7,411
Annual Net Rental Income	\$54,904
Cap Rate	14.44%
Avg per door	\$38,000

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Map #	Address	Zip Code	Subdivision
1	4144 E Penrose St	63115	Mccune Vandeventer Add
2	5617 Saint Louis	63120	Prendergast Arlington Grove Add
3	4744 Wren Ave	63120	Birchers Heights Add
4	4905 Thrush Ave	63120	Bircher Place Add
5	5524 Beacon Ave	63120	Florissant Ave Hills Add
6	5223 Beacon Ave	63120	Florissant Heights Add
7	5270 Genevieve	63120	Florissant Ave Hills Add
8	2608 Hebert St	63107	Stansbury Add
9	5815 Theodore Ave	63120	Walnut Park Add
10	5710 Vernon Ave	63112	Arcade Add



**4144 E Penrose St, St Louis, MO 63115**  
**Subdivision: McCune Vandeventer Add**

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<b>Beds/Baths:</b>	1 Bedroom, 1 Bath	<b>Rent:</b>	\$650
<b>Square feet:</b>	737	<b>Lease Start:</b>	12/1/2021
<b>Basement:</b>	Full	<b>Lease End:</b>	11/30/2022
<b>Year built:</b>	1910	<b>Lease Type:</b>	Section 8
<b>Cooling Type:</b>	Window AC Units	<b>Taxes:</b>	\$155
<b>Exterior:</b>	Brick	<b>Monthly Sewer:</b>	\$60
<b>Owner Pays:</b>	Water Trash Sewer	<b>Water/Trsh Qtly</b>	\$92

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**4744 Wren Ave, St Louis, MO 63120**  
**Subdivision: Birchers Heights Add**

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<b>Beds/Baths:</b>	2 Bedroom, 1 Bath	<b>Rent:</b>	\$595
<b>Square feet:</b>	648	<b>Lease Start:</b>	7/30/2020
<b>Basement:</b>	Full	<b>Lease End:</b>	6/30/2022
<b>Year built:</b>	1927	<b>Lease Type:</b>	Section 8
<b>Cooling Type:</b>	Window	<b>Taxes:</b>	\$130
<b>Exterior:</b>	Frame	<b>Monthly Sewer:</b>	\$61
<b>Owner Pays:</b>	Water Trash Sewer	<b>Water/Trsh Qtly</b>	\$98

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**4905 Thrush Ave, St Louis, MO 63120**  
**Subdivision: Bircher Place Add**

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<b>Beds/Baths:</b>	2 Bedroom, 1 Bath	<b>Rent:</b>	\$810
<b>Square feet:</b>	796	<b>Lease Start:</b>	4/16/2021
<b>Basement:</b>	Full	<b>Lease End:</b>	3/30/2023
<b>Year built:</b>	1940	<b>Lease Type:</b>	Section 8
<b>Cooling Type:</b>	Central	<b>Taxes:</b>	\$177
<b>Exterior:</b>	Frame	<b>Monthly Sewer:</b>	\$61
<b>Owner Pays:</b>	Water Trash Sewer	<b>Water/Trsh Qtly</b>	\$98

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**5223 Beacon Ave, St Louis, MO 63120**  
**Subdivision: Florissant Heights Add**

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<b>Beds/Baths:</b>	3 Bedroom, 1 Bath	<b>Rent:</b>	\$925
<b>Square feet:</b>	850	<b>Lease Start:</b>	12/21/2021
<b>Basement:</b>	Full	<b>Lease End:</b>	11/30/2022
<b>Year built:</b>	1922	<b>Lease Type:</b>	Section 8
<b>Cooling Type:</b>		<b>Taxes:</b>	\$181
<b>Exterior:</b>	Brick	<b>Monthly Sewer:</b>	\$64
<b>Owner Pays:</b>	Water Trash Sewer	<b>Water/Trsh Qtly</b>	\$102

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**5270 Genevieve Ave, St Louis, MO 63120**  
**Subdivision: Florissant Ave Hills Add**

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<b>Beds/Baths:</b>	3 Bedroom, 1 Bath	<b>Rent:</b>	\$945
<b>Square feet:</b>	1,012	<b>Lease Start:</b>	2/1/2019
<b>Basement:</b>	Full	<b>Lease End:</b>	1/30/2021
<b>Year built:</b>	1923	<b>Lease Type:</b>	Section 8
<b>Cooling Type:</b>		<b>Taxes:</b>	\$186
<b>Exterior:</b>	Brick	<b>Monthly Sewer:</b>	\$64
<b>Owner Pays:</b>	Water Trash Sewer	<b>Water/Trsh Qtly</b>	\$100

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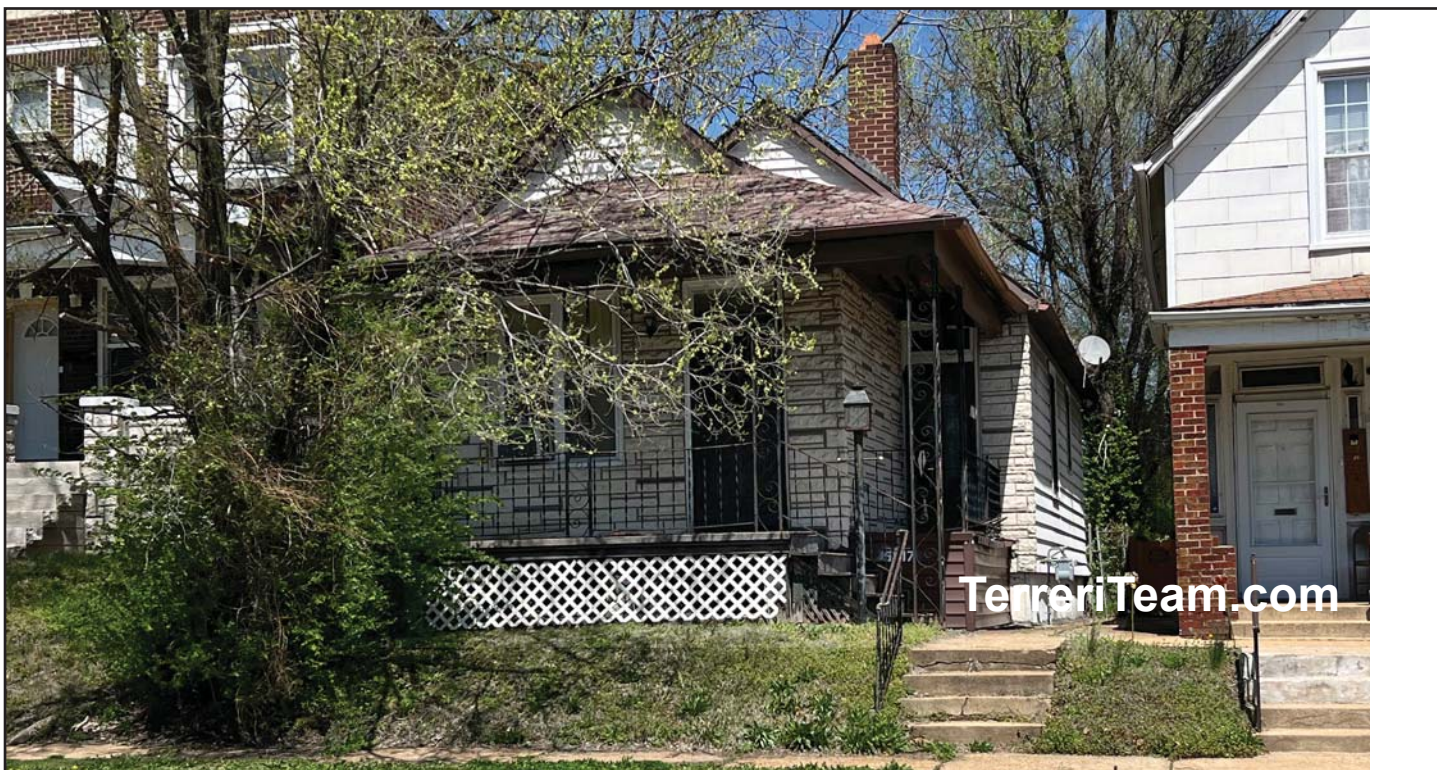


**5524 Beacon Ave, St Louis, MO 63120**  
**Subdivision: Florissant Ave Hills Add**

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<b>Beds/Baths:</b>	2 Bedroom, 1 Bath	<b>Rent:</b>	\$625
<b>Square feet:</b>	880	<b>Lease Start:</b>	1/7/2021
<b>Basement:</b>	Full	<b>Lease End:</b>	MTM
<b>Year built:</b>	1925	<b>Lease Type:</b>	Market
<b>Cooling Type:</b>		<b>Taxes:</b>	\$97
<b>Exterior:</b>	Frame	<b>Monthly Sewer:</b>	\$60
<b>Owner Pays:</b>	Water Trash Sewer	<b>Water/Trsh Qtly</b>	\$96

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**5617 Saint Louis Ave, St Louis, MO 63120**

**Subdivision: Prendergast Arlington Grove Price: \$28,815**

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<b>Beds/Baths:</b>	1 Bedroom, 1 Bath	<b>Rent:</b>	\$565
<b>Square feet:</b>	784	<b>Lease Start:</b>	11/7/2005
<b>Basement:</b>	Full	<b>Lease End:</b>	11/30/2022
<b>Year built:</b>	1911	<b>Lease Type:</b>	Section 8
<b>Cooling Type:</b>	Central	<b>Taxes:</b>	\$138
<b>Exterior:</b>	Frame	<b>Monthly Sewer:</b>	\$61
<b>Owner Pays:</b>	Water Trash Sewer	<b>Water/Trsh Qtly</b>	Ten Pays

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**5710 Vernon Ave, St Louis, MO 63112**  
**Subdivision: Arcade Add Price: \$48,195**

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<b>Beds/Baths:</b>	4 Bedroom, 2.5 Bath	<b>Rent:</b>	\$945
<b>Square feet:</b>	2,016	<b>Lease Start:</b>	5/29/2015
<b>Basement:</b>	Full	<b>Lease End:</b>	4/30/2022
<b>Year built:</b>	1895	<b>Lease Type:</b>	Section 8
<b>Cooling Type:</b>	Central	<b>Taxes:</b>	\$466
<b>Exterior:</b>	Brick	<b>Monthly Sewer:</b>	\$91
<b>Owner Pays:</b>	Sewer	<b>Water/Trsh Qtly</b>	Ten Pays

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**5807 Theodore Ave, St Louis, MO 63120**  
**Subdivision: Walnut Park Add 01    Price: \$35,700**

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<b>Beds/Baths:</b>	5 Bedroom, 1.5 Bath	<b>Rent:</b>	\$700
<b>Square feet:</b>	1,200	<b>Lease Start:</b>	2/1/2010
<b>Basement:</b>	Full	<b>Lease End:</b>	MTM
<b>Year built:</b>	1923	<b>Lease Type:</b>	Market
<b>Cooling Type:</b>	Central	<b>Taxes:</b>	\$158
<b>Exterior:</b>	Frame	<b>Monthly Sewer:</b>	\$73
<b>Owner Pays:</b>	Sewer	<b>Water/Trsh Qtly</b>	Ten Pays

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**5815 Theodore Ave, St Louis, MO 63120**  
**Subdivision: Walnut Park Add Price: \$48,960**

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<b>Beds/Baths:</b>	4 Bedroom, 2 Bath	<b>Rent:</b>	\$960
<b>Square feet:</b>	1,104	<b>Lease Start:</b>	9/18/2019
<b>Basement:</b>	Full	<b>Lease End:</b>	8/31/2022
<b>Year built:</b>	1908	<b>Lease Type:</b>	Section 8
<b>Cooling Type:</b>		<b>Taxes:</b>	\$127
<b>Exterior:</b>	Frame	<b>Monthly Sewer:</b>	\$76
<b>Owner Pays:</b>	Water Trash Sewer	<b>Water/Trsh Qtly</b>	\$117

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This information in this report has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to confirm independently its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the properties to determine to your satisfaction the suitability of the properties for your needs.



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